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7 OCT 1986

MEMORANDUM FOR: Chief, Information and Management Support Staff, OL

ATTENTION:

FROM:

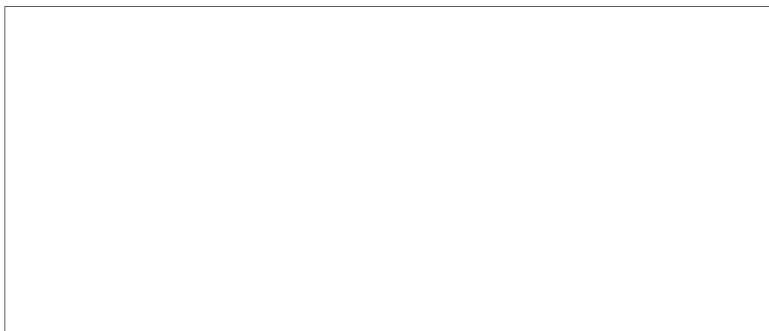


Chief

Real Estate and Construction Division, OL

SUBJECT: Significant Accomplishments - FY 86

At Attachment A is "Significant Accomplishments Fourth Quarter FY-86" (RECD) and at Attachment B is "Significant Accomplishments FY 86." Questions concerning these papers should be directed to



Attachments

UNCLASSIFIED when removed from Attachments.

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ATTACHMENT
A

Significant Accomplishments Fourth Quarter FY 86

Real Estate and Construction Division, OL

Real Estate Branch

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Parking Leases - A total of four parking leases have been renewed during the fourth quarter of FY 86 for FY 87. These include Hyatt Arlington, Broyhill Building, Key Building, and [redacted] The Arlington Center and Ames Buildings' parking leases are in negotiation.

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Chamber of Commerce - Acquired approximately 1,404 square feet of additional office space effective 1 August 1986, bringing the total to 6,589 square feet. The remaining 3,364 square feet is expected to be vacated by 1 November 1986. Renovation drawings for the first floor are in the final approval phase.

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Consummated Supplemental Lease Agreement for an additional 4,000 square feet of office for the Security Education Staff, Office of Security, [REDACTED]

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SLUC - Real Estate Branch validated and adjusted the fourth quarter SLUC bill from General Services Administration for \$5,308,466.

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Automation - SHS has been working since January 1986 developing and implementing the preparation of monthly accountings on the Wang Personal Computer using LOTUS 1-2-3. The September accounting was the first successful dual running of the manual and computer systems.

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Direct Lease Payments - The Direct Lease Program currently contains 72 leases which are administered by the Real Estate Branch. This accounts for 1,030,000 square feet of office and warehouse space, excluding parking, and illustrates a tremendous growth since 1982 when there were 33 leases covering a total of 286,000 square feet. The following figures reflect fourth quarter comparisons between FY-85 and FY-86 expenditures:

July	449,521.75	907,846.57
August	553,424.16	929,271.37
September	571,809.61	951,425.26
TOTAL	1,574,755.50	2,788,543.20

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Real Property Capital Costs - The Office of Finance sent a memorandum to the Office of Logistics requesting joint OF/OL meetings to consider suggestions for improving the reporting of Agency real property capital costs. Several meetings were held and a Memorandum of Understanding has been written summarizing the recommendations which resulted from those meetings. The MOU will be forwarded to OF for final review and coordination after which it will be sent to both directors for approval.

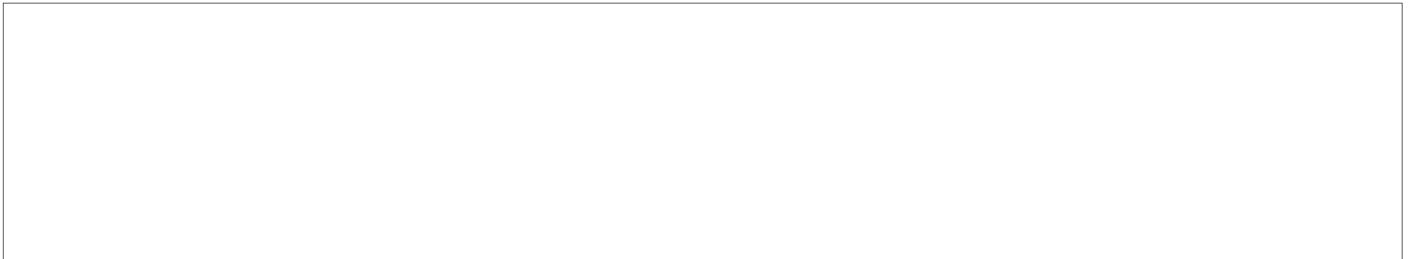
The current method of reporting real property capital costs does not clearly identify the property which is included in the report, and thus the meaning of the statistics compiled for the report is somewhat confusing. The proposed MOU defines the terms

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used, lists the properties included, and brings the reporting procedures more in line with current GAO guidelines. It is recommended that the changes be implemented with the 1987 Annual Agency Real Property Capital Cost Report which will be sent from OL to OF for incorporation into the CIA Financial Report.

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A draft Memorandum of Understanding between the GSA and CIA for the lease management of Agency-occupied buildings has been reviewed by RECD and forwarded to L&PLD for final comment. Buildings included in this Delegation are: Ames, Kev. Chamber of Commerce, [redacted]

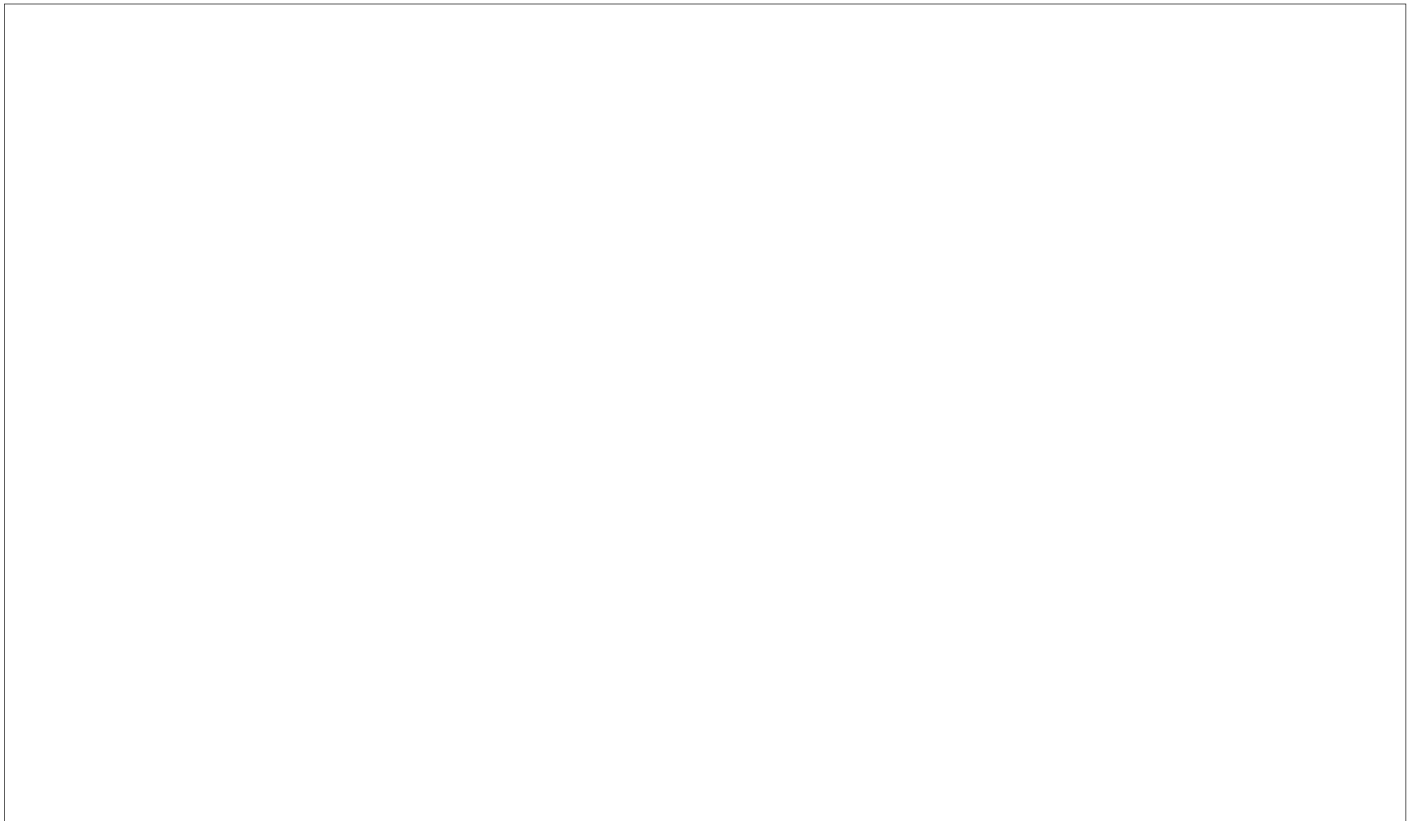
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Decision made to postpone delegation of operation and maintenance authority at [redacted] until expansion of [redacted] is resolved.

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Design work for 4,600 square feet of leased space on the second floor of [redacted] began for the Office of Security.

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Security Enhancements, External Buildings - RECD has committed \$652,000 to GSA with reimbursable work authorization for security enhancements to eight external buildings.

GSA - \$652,000 transferred to GSA in August for security enhancements to nine external buildings.

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Completed the renovation project for Tech Security in building in July 1986.

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Due to the DDA moratorium imposed as of 6 March 1986, OL funds reflect a decrease in the third and fourth quarters.

NOTE: During the 3rd and 4th quarters, Office of Technical Services, Office of development and Engineering, Office of Training and Education, and Office of Information Technology transferred \$46,848 to cover their work requests under a \$2,500 per job ceiling.

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<input type="text"/>	includes: Overtime utilities \$166,098
	Contracts 39,715
	Miscellaneous 69,440

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